



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new**
- special use permit, plan amendment**
- special use permit, text only amendment**

Project Name/Location

Property Address: _____ Date: _____

Tax Map #: _____ Fee: _____

Total area of affected site in acres: _____

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: _____

Existing Use: _____

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Existing Use: _____

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _() _____ Fax: _() _____

Email: _____

Property Owner: _____

If Business Entity, name and title of authorized signee: _____

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _() _____ Fax: _() _____

Email: _____

Property Owner Signature: _____ *[Handwritten Signature]*

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

July 28, 2022

Special Use Report:

2818 Monument Avenue

2818 Monument Avenue ("The property") is located on the north side of Monument Avenue between Arthur Ashe Boulevard and Sheppard Street in the Museum District. It is bounded by an alley to the north 2816 Monument Ave (a 12 unit apartment building) to the east, by 2820 Monument Avenue (a 3 unit apartment building) to the west and by Monument Avenue to the south. The property consists of 3900 square feet and is zoned R-48. The current use for the property is a vacant lot.

The proposed plan would construct an approximately 11,344 sf building with 8 apartments. The building would have a half basement with three floors above it. The total height of the building will be in line with the building to the east and west of the subject property. The apartments would be a mix of one bedroom and two bedroom units with two units per floor, one facing the street and one facing the alley. Each apartment will have access from the front of the building and the rear apartments will have a second access from the rear. All apartments will have balconies and approximately 1,418 square feet of heated space. The basement and first floor will consist of one bedroom one bathroom units and the second and third floor will consist of 2 bedroom 2 bath units.

The project will not be detrimental to the safety, health, morals and general welfare of the community.

Parking is being provided in accordance with the zoning ordinance. The level of density is commensurate with the current and historic patterns of this district. The project will not tend to create congestion in streets, roads, alleys, and other public ways and places in the area involved.

All work will be done in accordance with local building codes and will not create hazards from fire, panic, or other dangers.

There is no concentration of population which could cause overcrowding of land and undue concentration of population.

The proposed project will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposals, transportation or other public requirements, conveniences and improvements.

The project will not interfere with adequate light and air.

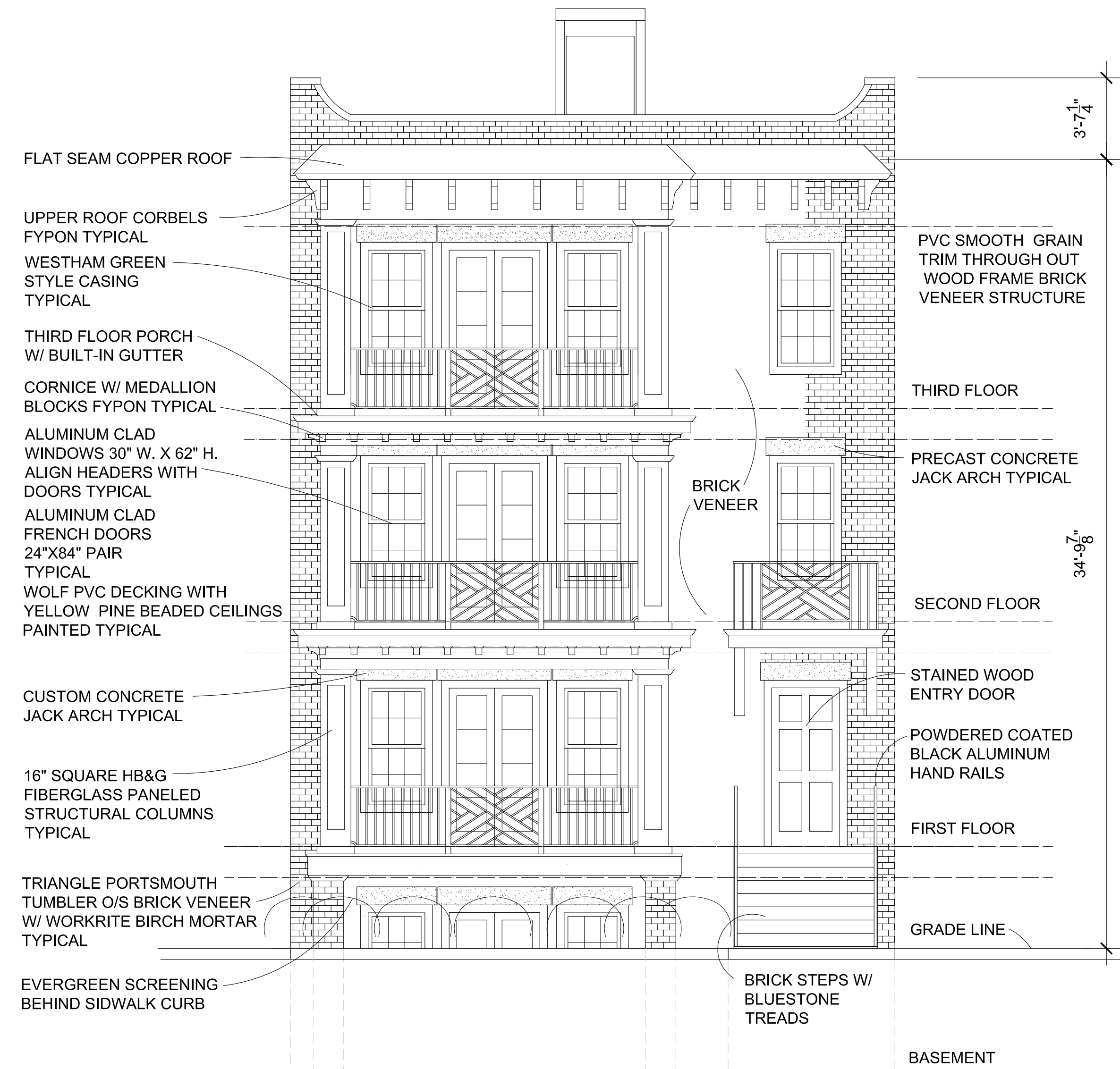
APARTMENT PROJECT 2818 MONUMENT AVENUE RICHMOND, VIRGINIA

CODE NOTES

- VCC 2018
- USE GROUP R-2
- USE NO. 2 GRADE FRAMING MATERIAL
- HEADER'S (2) 2X8'S UNLESS NOTED OTHERWISE
- SHEATHING 5/8" DENSGLASS RATED EXTERIOR WITH BRICK VENEER
- BRACED WALL CONTINUOUS SHEATHING
- INSULATE WALLS WITH R-20, ATTIC/ROOF AREAS R38 BATT SLAB R-10 PERIMETER
- FINISH WITH 5/8" GYPSUM BOARD AND PAINT.
- ASSUMED SOIL BEARING CAPACITY 2000 PSF
- CONCRETE 3000 PSI FOOTINGS, 4500 PSI SLAB
- LOADS: FLOOR - LIVE 40 PSF, DEAD 10 PSF
ROOF - LIVE 20 PSF, DEAD 10 PSF
- WIND SPEED 115 MPH
- SIMPSON CONNECTORS AS REQUIRED

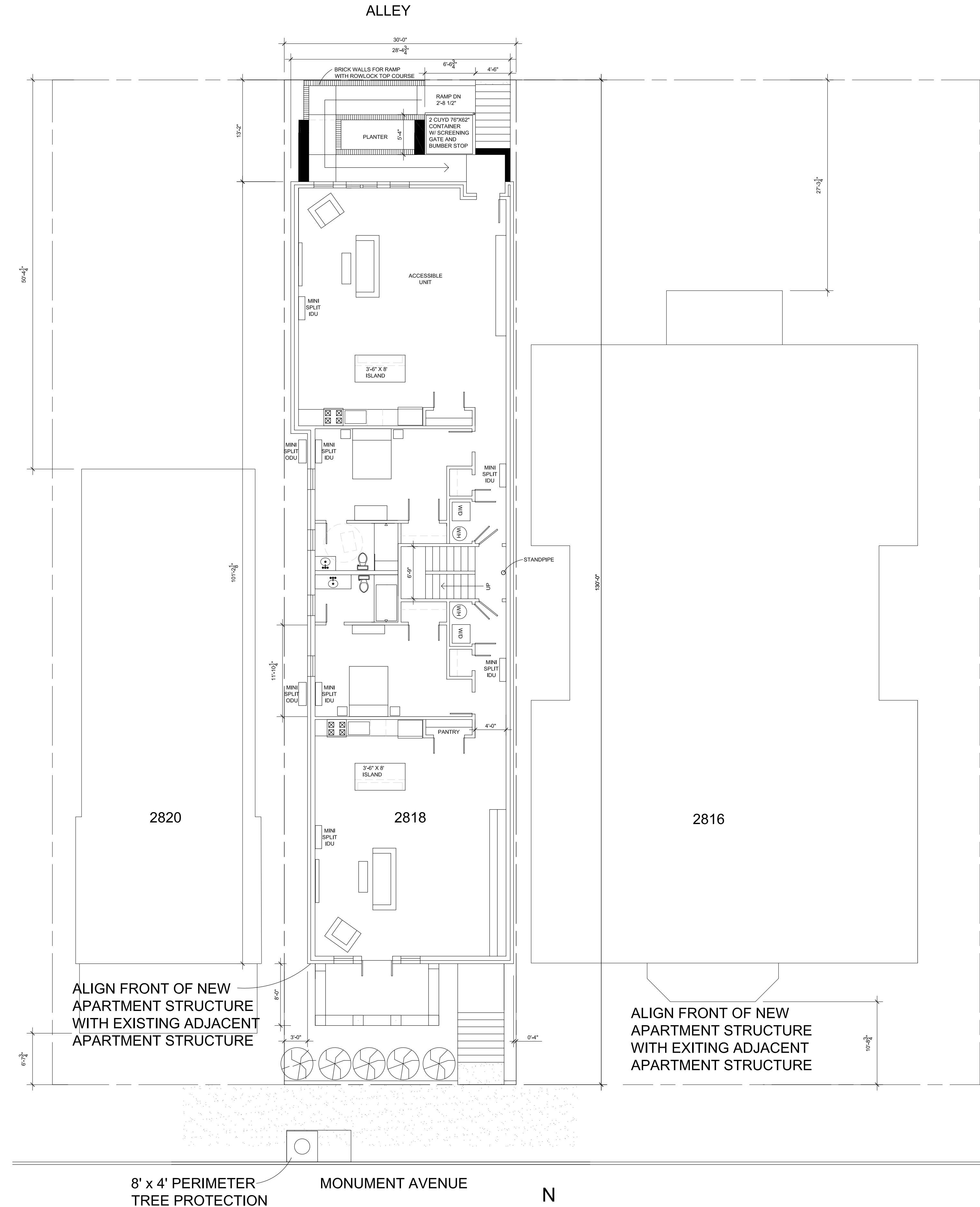
AREA SQUARE FEET

FIRST FLOOR	2768 SQ.FT.
BASEMENT FLOOR	2768 SQ.FT.
SECOND FLOOR	2747 SQ.FT.
THIRD FLOOR	2747 SQ.FT.
8 PORCHES	1024 SQ.FT.
TOTAL BUILDING	12054 SQ.FT.



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

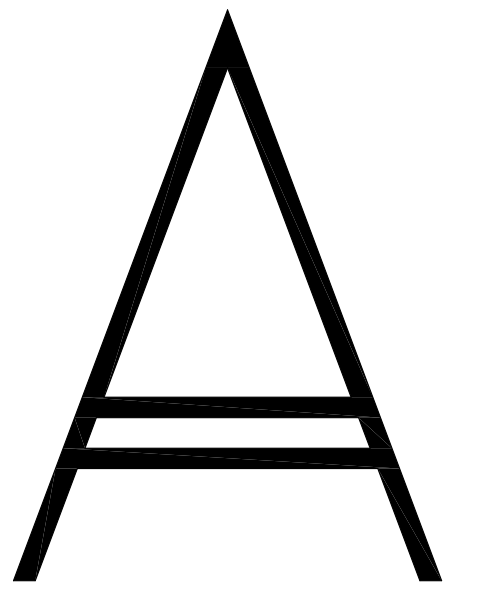
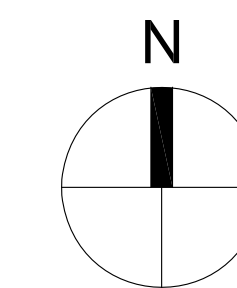
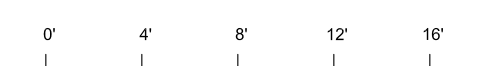


8' x 4' PERIMETER
TREE PROTECTION

MONUMENT AVENUE

SITE PLAN

SCALE: 1/16" = 1'-0"



APPICH

ARCHITECTS
appicharchitects.com
14321 Winter Ridge Lane
Midlothian, VA 23113
p 804.379.8606
f 804.379.7470
m 804.399.7217

residential commercial reconstruction

APARTMENT PROJECT
2818 MONUMENT AVENUE
RICHMOND, VIRGINIA

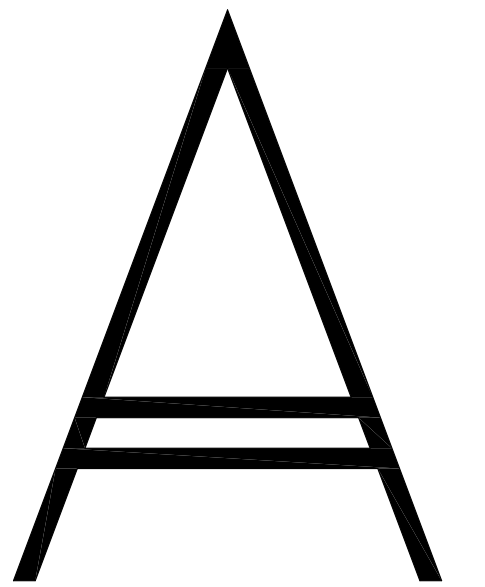
REV 1-5-23
REV 3-13-23
REV 4-3-23

REV 2-10-22
REV 5-27-22
REV 8-4-22
REV 8-24-22
REV 8-25-22
REV 10-24-22
REV 11-18-22
REV 11-23-22

PROJECT NUMBER: 2022-32
DATE: DECEMBER 26, 2019
DRAWN BY: CWA

A-1

COVER SHEET
SITE PLAN



APPICH
ARCHITECTS

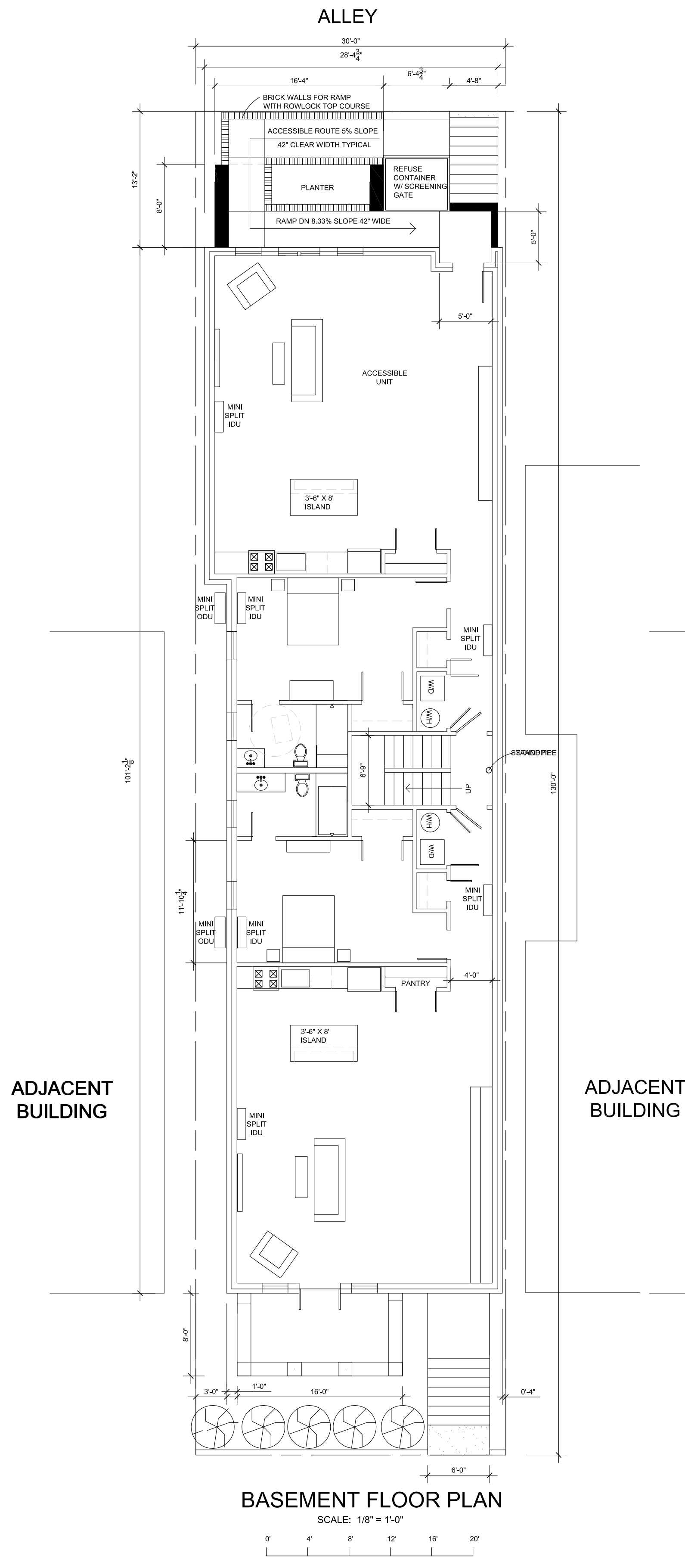
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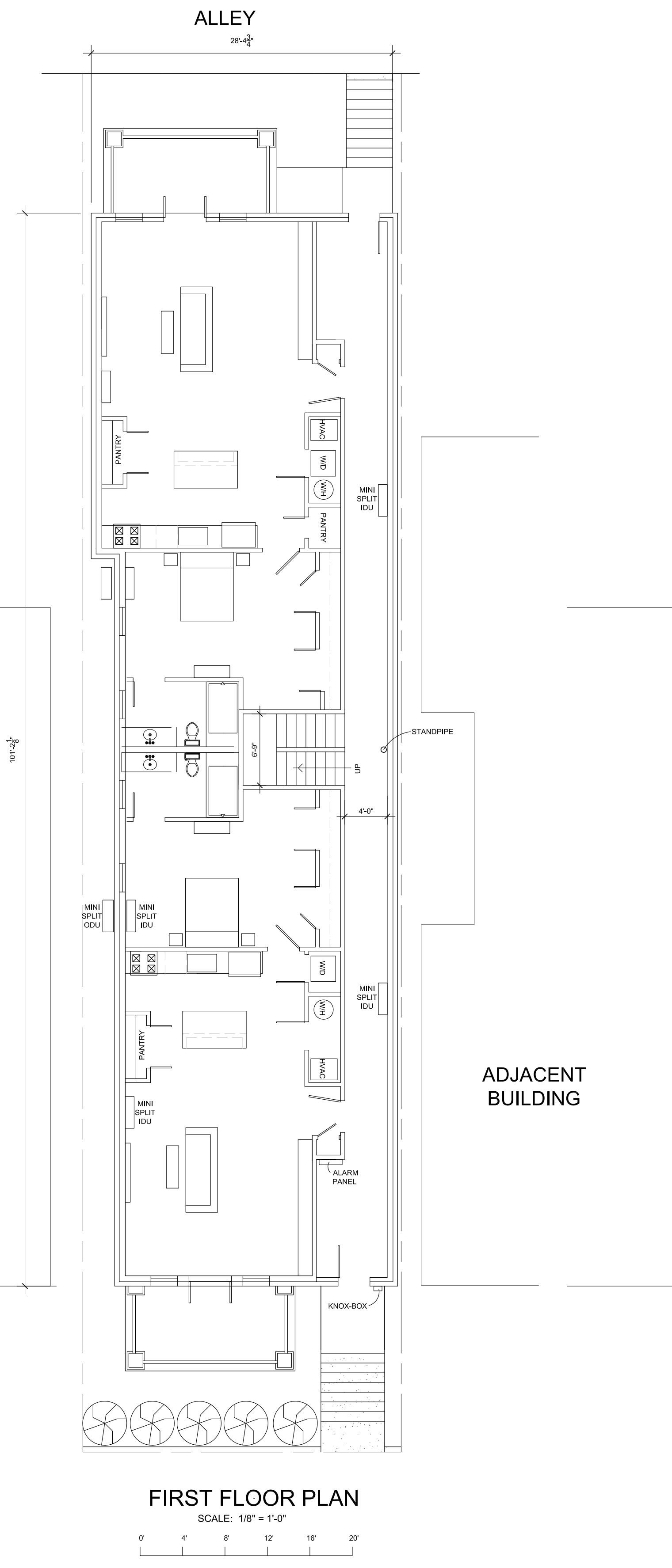
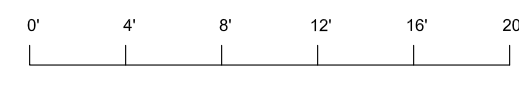
APARTMENT PROJECT
2818 MONUMENT AVENUE
RICHMOND, VIRGINIA

PROJECT NUMBER: 2022-17
DATE: February 8, 2022
DRAWN BY: CWA
REV 5-27-22
REV 8-24-22
REV 8-25-22
REV 10-24-22
REV 11-18-22
REV 1-5-23

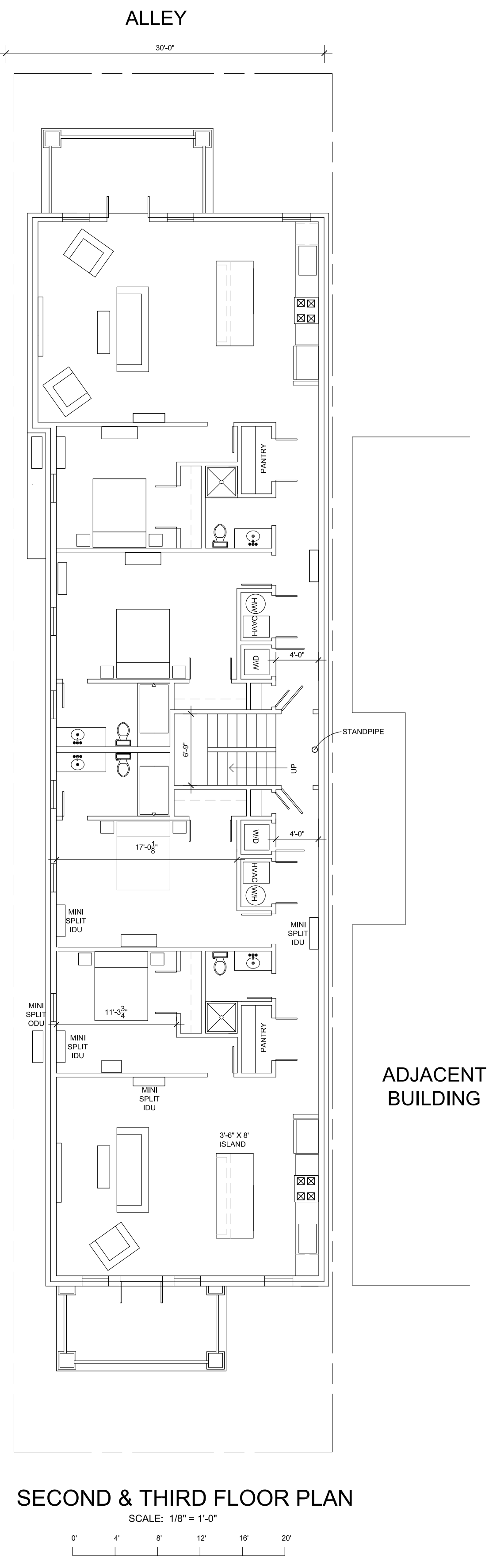
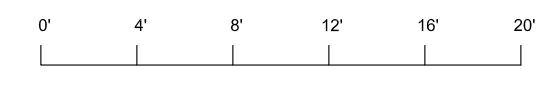
A-2
FLOOR PLANS



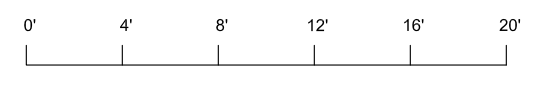
BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

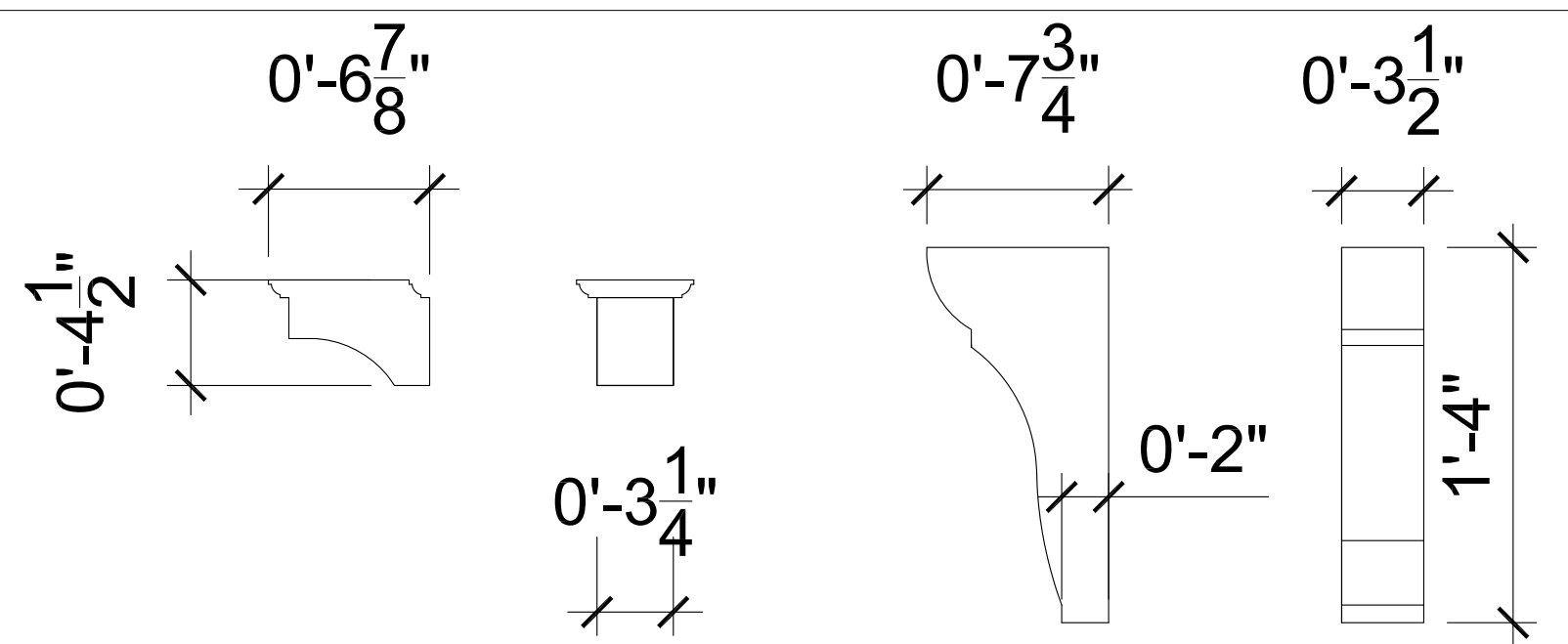


FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

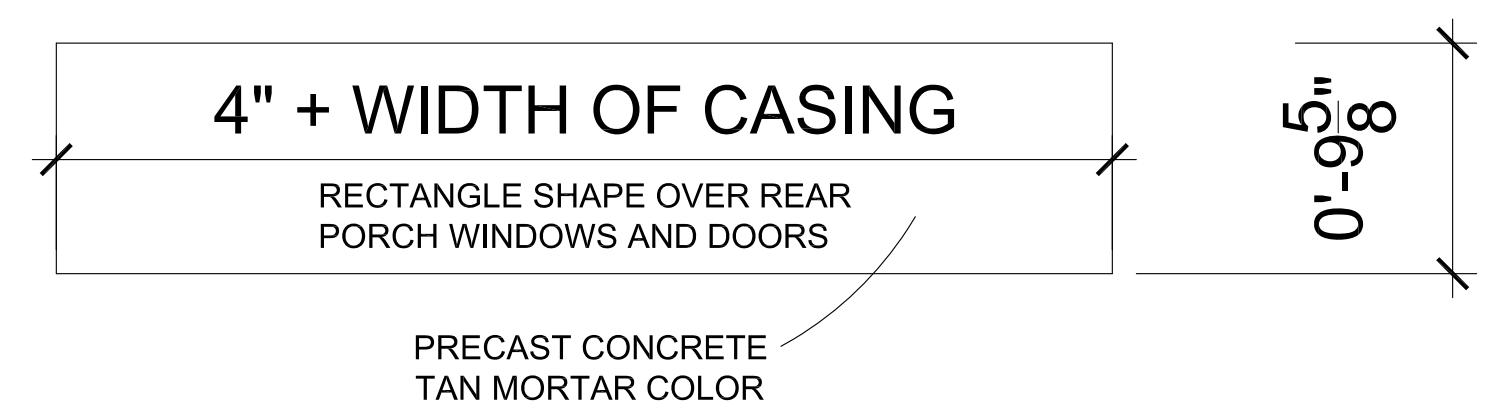


SECOND & THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

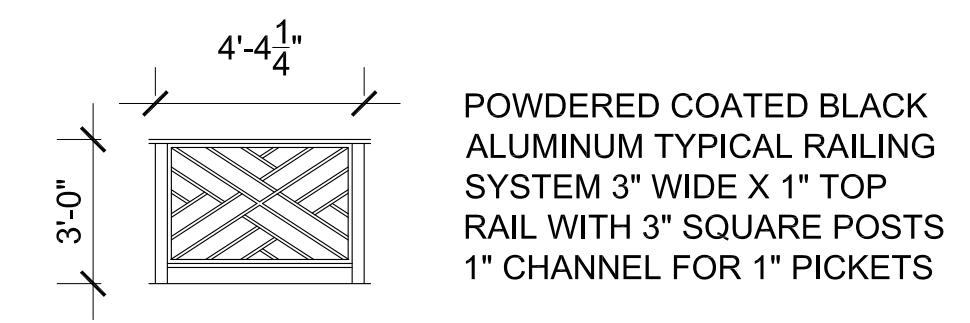




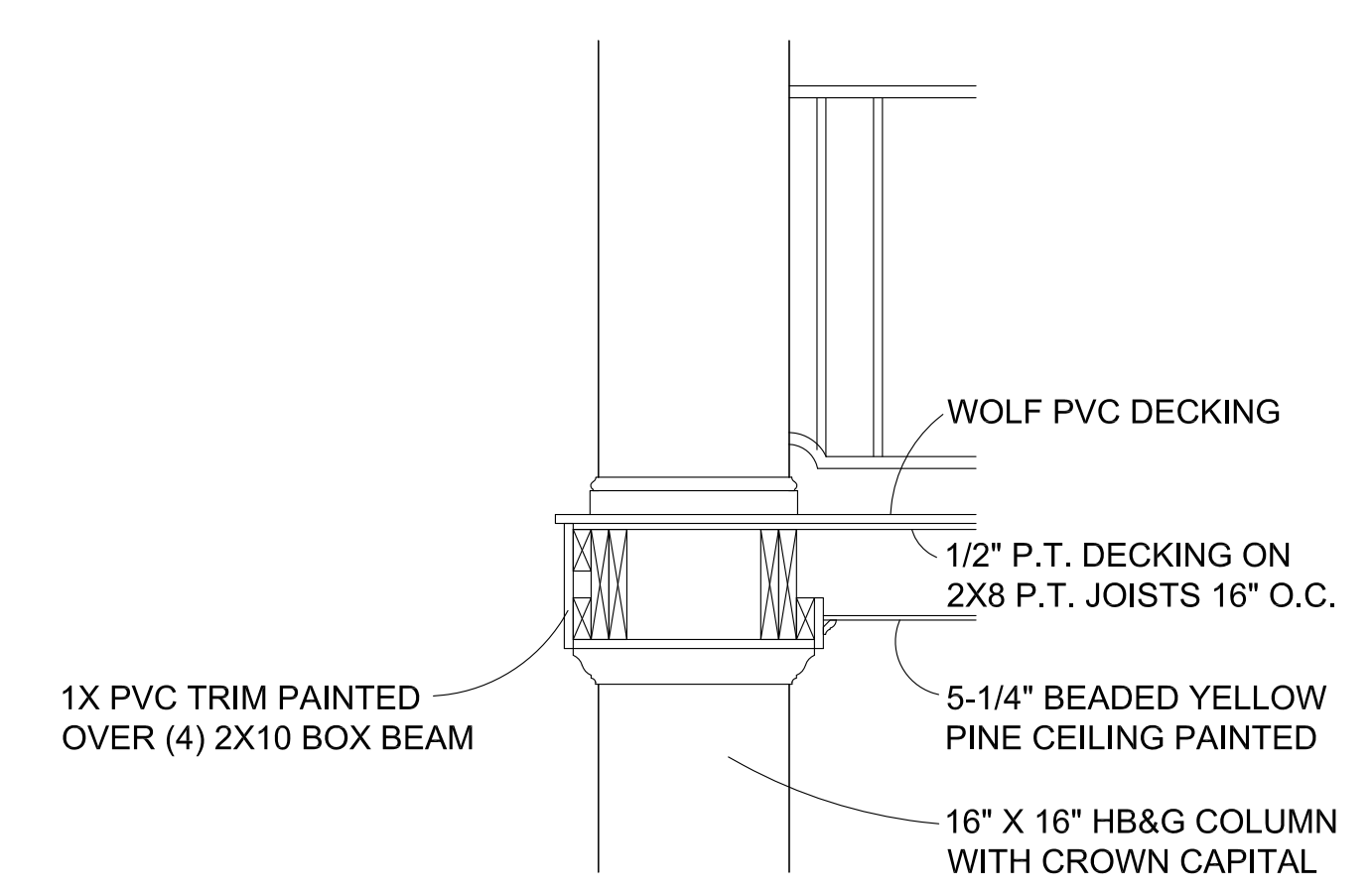
1
A-3
MEDALLION & CORBEL DETAILS
SCALE: 1-1/2" = 1'-0" FYPON SIMULATED WOOD



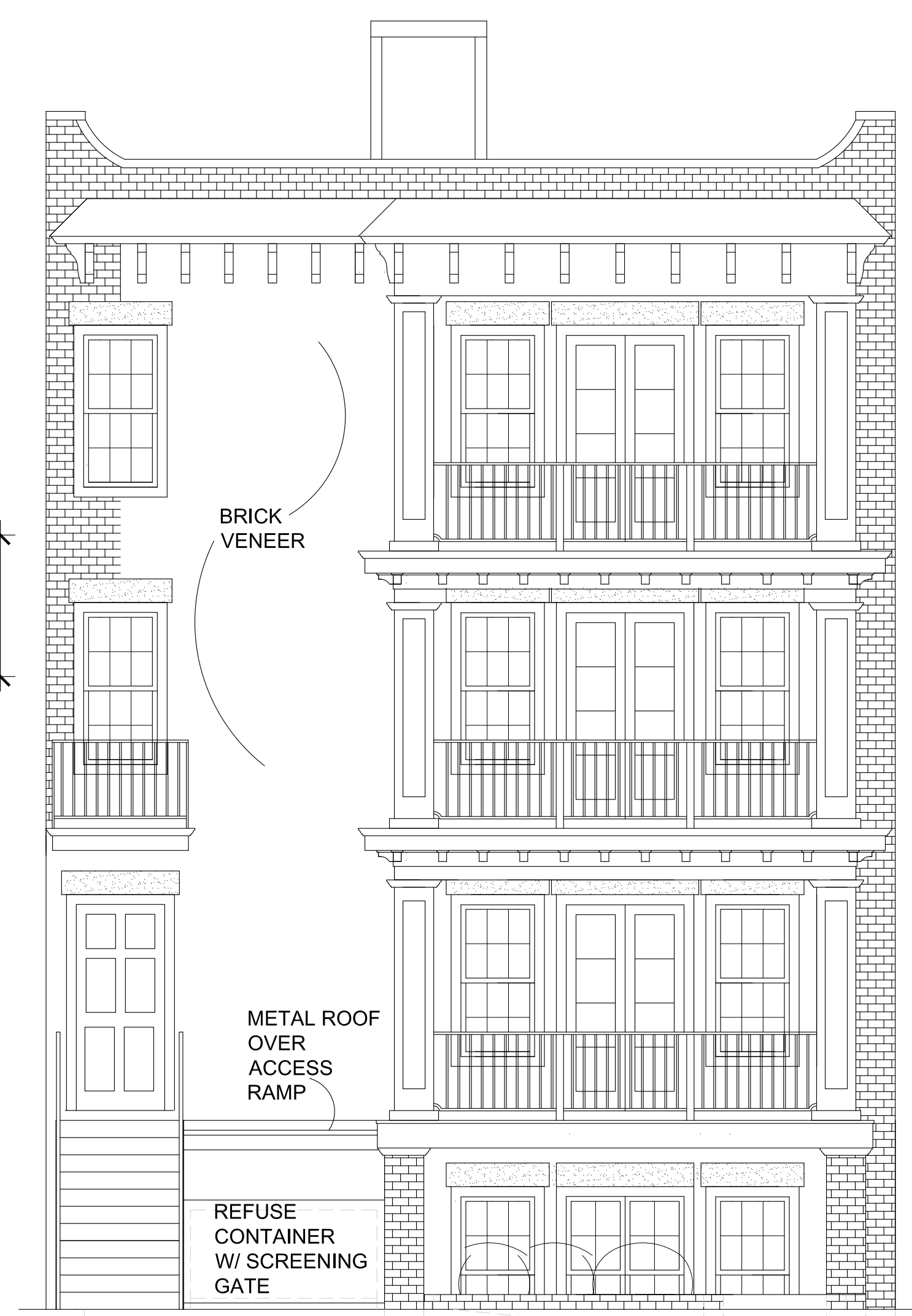
2
A-3
JACK ARCH
SCALE: 1-1/2" = 1'-0"



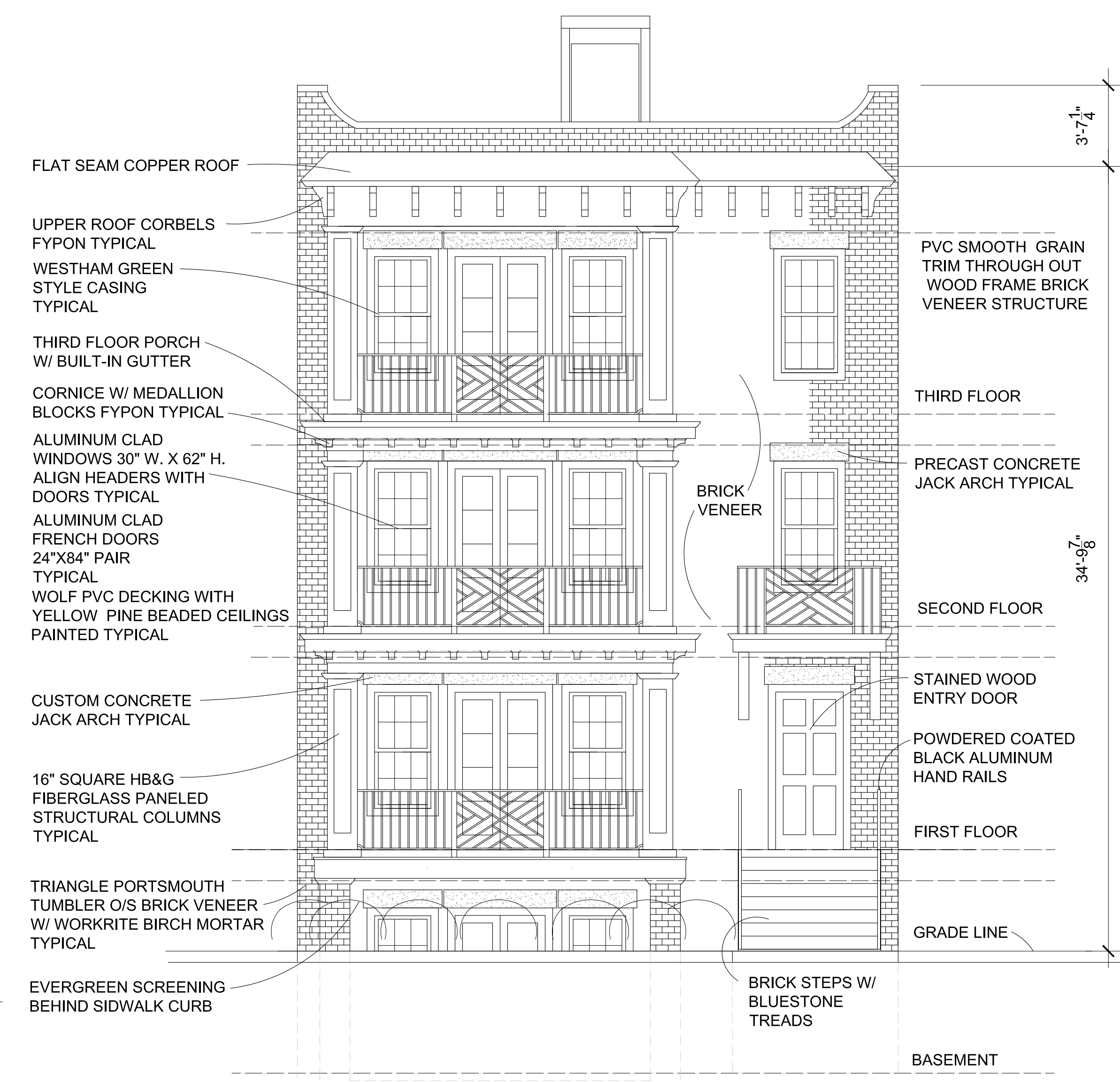
RAILING DETAIL
SCALE: 1/4" = 1'-0"



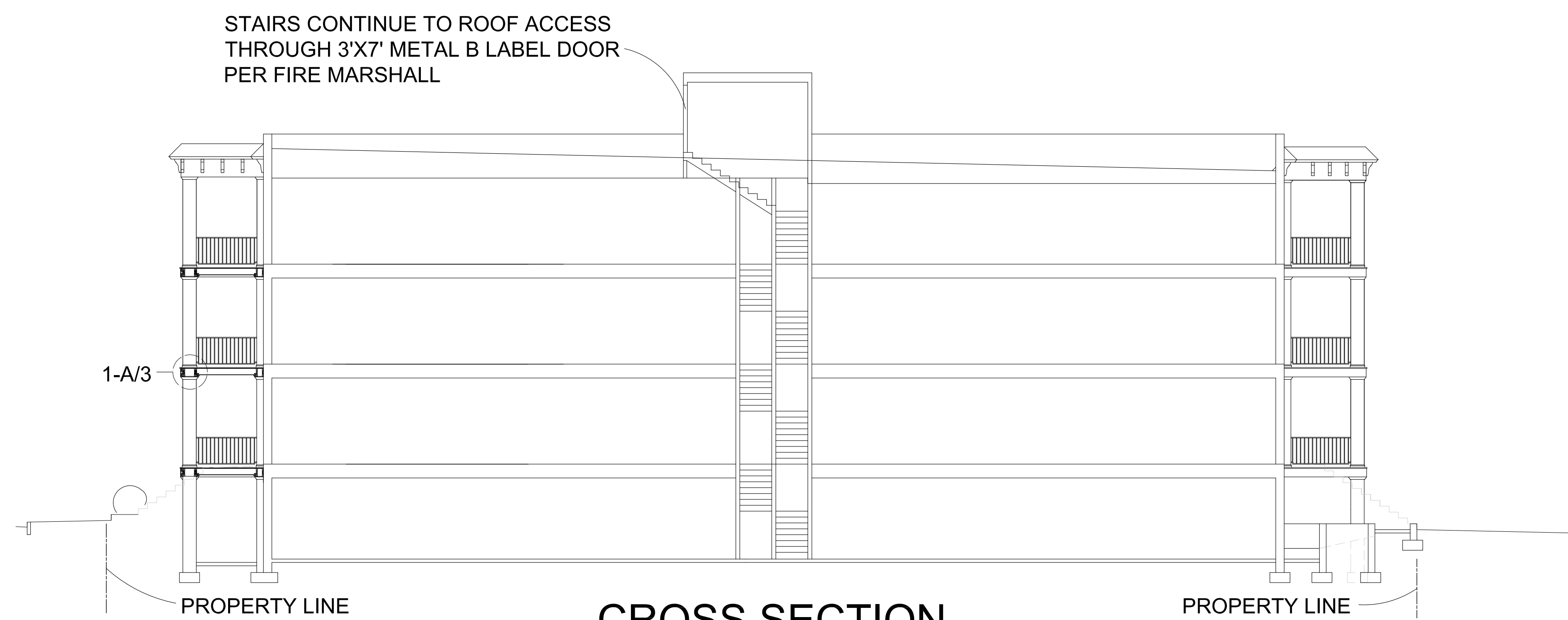
1
A-3
DECK COLUMN DETAIL
SCALE: 3/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

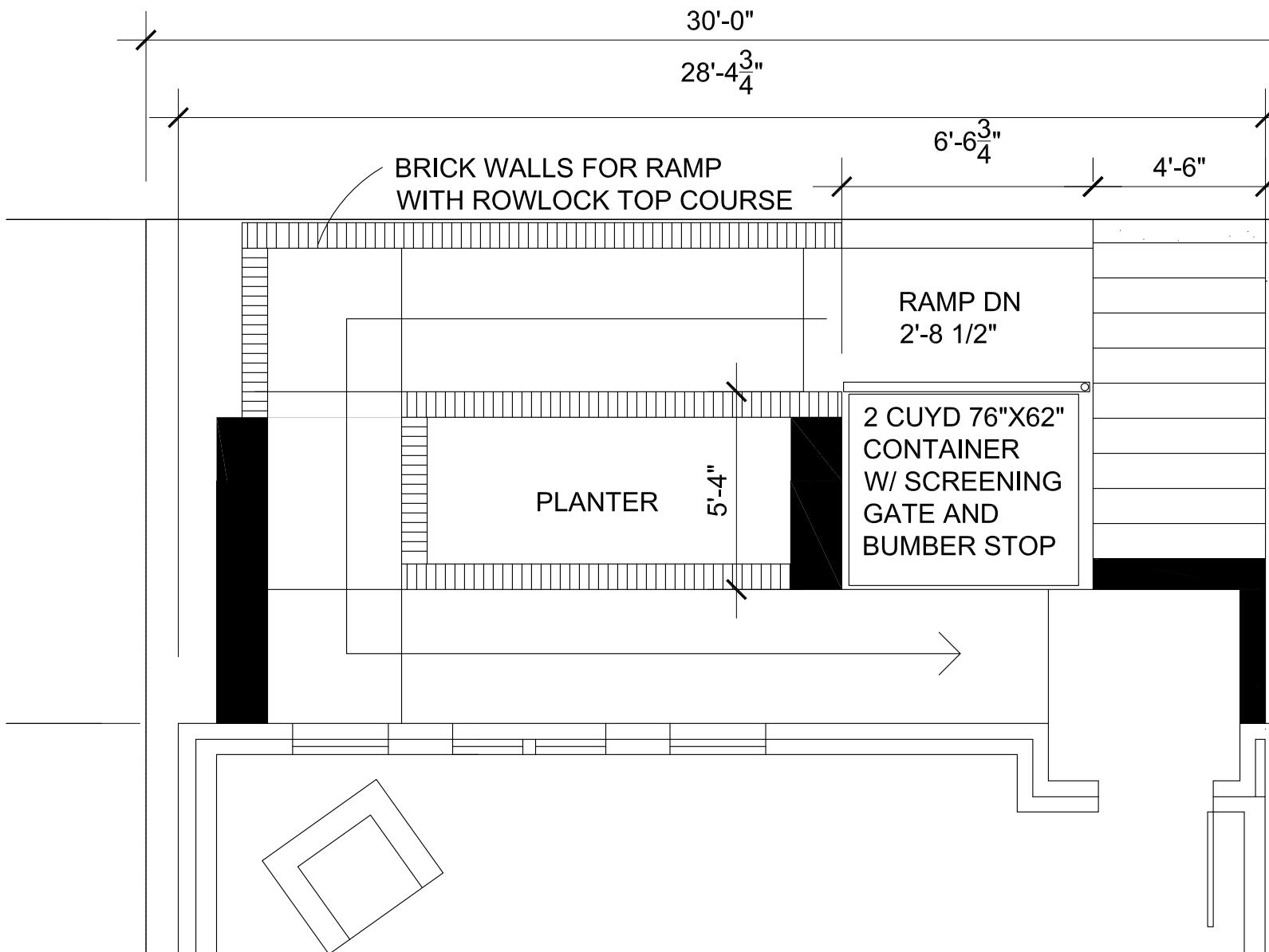


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



CROSS SECTION
SCALE: 1/8" = 1'-0"

ALLEY



This is to certify that on 2/10/22
 I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.

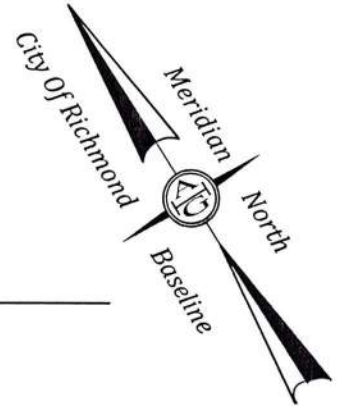
NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE X AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290036D

NOTE: This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.



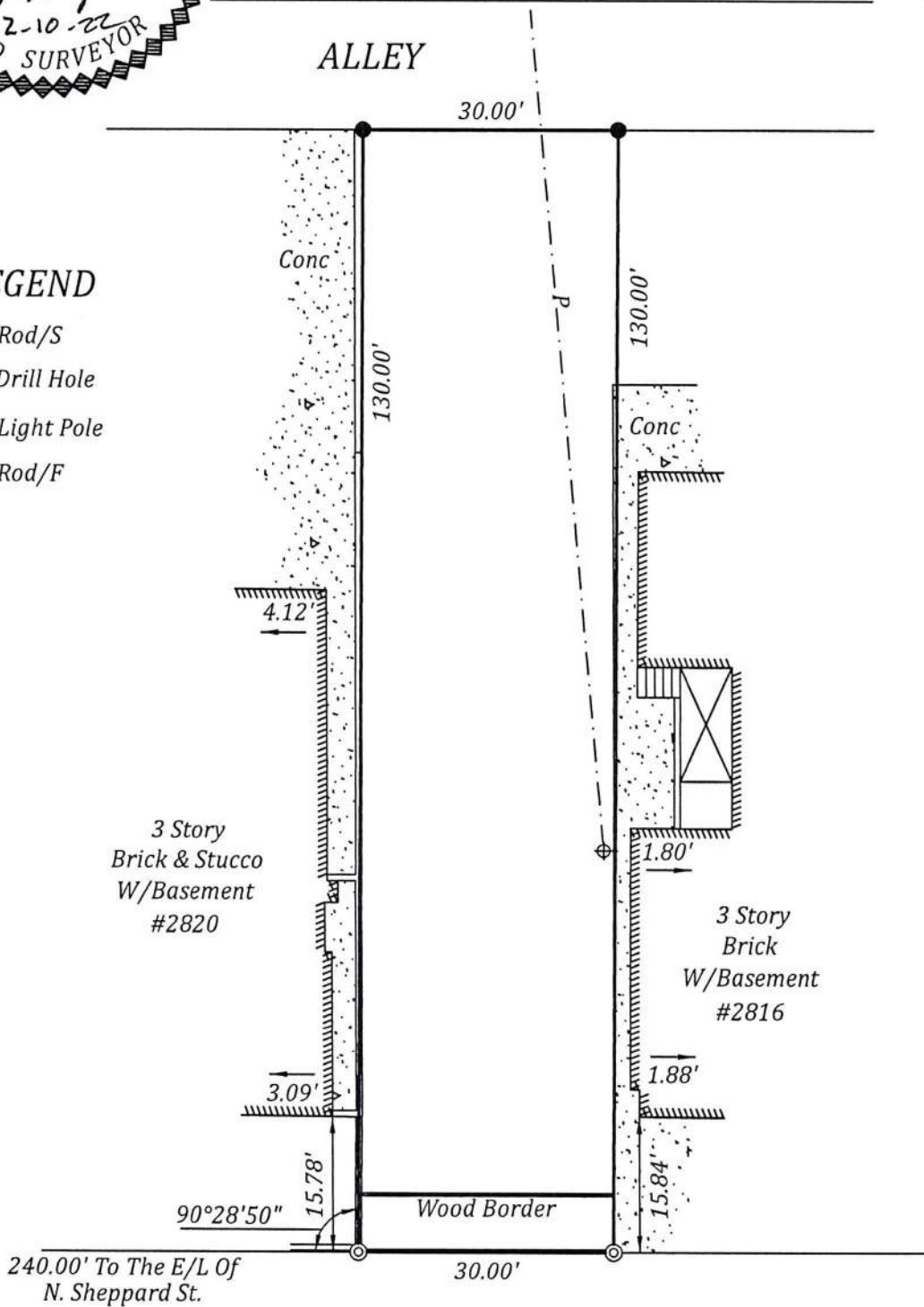
Subject Parcel Info

W0001291025
 0.090 Acres



LEGEND

- Rod/S
- ⊙ Drill Hole
- ⊕ Light Pole
- Rod/F



MONUMENT AVENUE

SURVEY OF

LOT AND IMPROVEMENTS THEREON LOCATED AT

JN 51472

#2818 MONUMENT AVENUE

RICHMOND, VIRGINIA

A. G. HAROCOPOS & ASSOCIATES, P.C.

CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112

Office 804 744 2630 FAX 804 744 2632

E-MAIL AGHAROCOPOS72@GMAIL.COM

NOTE: PLAT PREPARED FOR THE EXCLUSIVE USE OF LEWIS LITTLE

Scale 1"=20' Date 2/10/22 Drawn by GAH



**City of Richmond
Department of Planning
& Development Review**

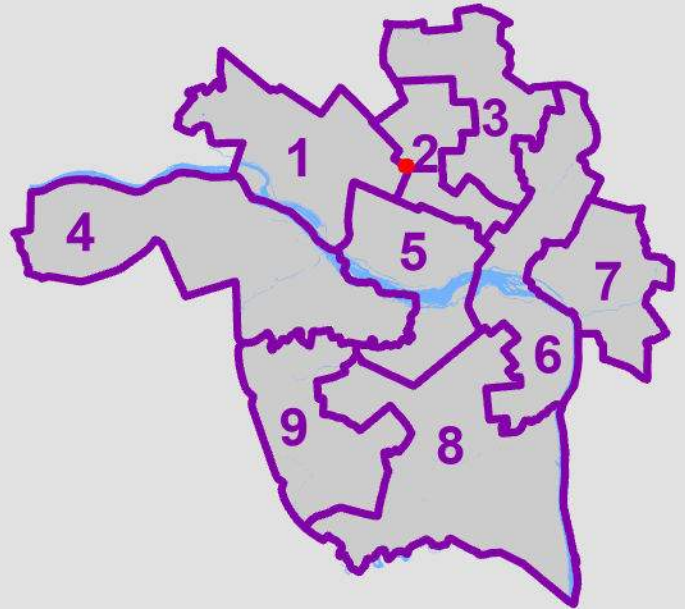
Special Use Permit

LOCATION: 2818 Monument Avenue

APPLICANT: Siwel Renovations LLC

COUNCIL DISTRICT: 1

PROPOSAL: To authorize the special use of the property known as 2818 Monument Avenue for the purposes of a multi-family building, upon certain terms and conditions



For questions, please contact David Watson at 804-646-1036 or David.Watson@rva.gov

